



MEMORANDUM

City of Watertown Planning Office

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Watertown, New York 13601

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TO: Norman J. Wayte II, Chairman, Planning Board

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Site Plan Approval – 1200 Block of Jewell Drive

DATE: July 29, 2010

Request: Site Plan Approval for the construction of a 13,720 square foot enriched living facility and 5 two-unit dwellings totaling 16,070 square feet in the 1200 Block of Jewell Drive, Parcel Number 14-49-101 and 14-49-101.005.

Applicant: Brian J. Drake, Project Engineer of GYMO, P.C. on behalf of Purcell Construction Corp.

Proposed Use: Residential.

Property Owner: Ives Hill Retirement Community.

Submitted:

Property Survey: No	Preliminary Architectural Drawings: Yes
Site Plan: Yes	Preliminary Site Engineering Plans: Yes
Vehicle and Pedestrian Circulation Plan: Yes	Construction Time Schedule: Yes
Landscaping and Grading Plan: Yes	Description of Uses, Hours & Traffic Volume: No

SEQRA: Unlisted Action

County Planning Board Review Required: No

Zoning Information:

District: Planned Development District # 16	Maximum Lot Coverage: 20% (10.4 % is proposed)
Setback Requirements: 25' from the district boundary, 20' between buildings	Buffer Zone Required: As recommended by the Planning Board & approved by City Council.

Project Overview: The proposed development consists of the construction of a 13,720 square foot, 18 unit enriched living facility (nursing home) and (5) two-unit dwellings. Two of the two-unit dwellings are 2,980 square feet each while the other three are 3,370 square feet each for a total of 16,070 square feet. The duplex units will be similar to other units previously constructed across the main road near the Ives Hill Retirement Community building.

General Comments: The existing property lines are not shown correctly as Parcel Number 14-49-101.005 is not shown and the plans are missing several easements. The end of the Jewell Drive right-of-way should be depicted and the utility easements within the Phase I & II development should be depicted and labeled. The applicant must provide a Boundary and Topographic Survey Map of the involved parcels. This map must be stamped and signed with an original seal and signature on at least one copy, the rest may be copies thereof.

Two of the proposed two unit dwellings are shown being constructed across a property line. The applicant will either have to shift the buildings or combine the two parcels (14-49-101.005 and 14-49-101) to rectify this issue.

The applicant must depict land use, zoning, and tax parcel numbers on the Site Plan.

A detail for concrete sidewalks and asphalt pavement in City R.O.W. must be provided. A detail for Curb Wipedown must be provided. The Curb Cut Fee on sheet C001 should be revised to \$75.

Parking: The parking calculation for a nursing home (1 space for each 3 beds) was used for determining the number of parking spaces required for the enriched living facility. A total of 18 beds will be provided meaning that 6 parking spaces are required for the project. 13 spaces are proposed. This does not provide much parking for staff and visitors and parking will not be permitted in the drive lanes, which also serve as fire lanes.

The parking calculation for the duplexes is based on the zoning ordinance requirement of one parking for each dwelling unit to be constructed. Additionally, visitor parking is required at the rate of 10% of the total number of dwelling units. Each duplex has (2) one-stall garages and the space provided in each driveway area allows the parking of at least one additional vehicle for each side of the duplex. For the five structures, 20 spaces are provided which exceeds the requirement.

The future enriched living facility site depicts curbing around the parking lot, however, no curbing is proposed for this site. The applicant should revise the line style of the future parking lot if no curbing is proposed.

Grading, Drainage and Utilities: The Engineering and Water Departments have provided the following comments relative to these items:

Water

1. An 8" main must be looped from the end of the private section of Jewell Drive at Stone Circle to the 8" main on Ives Street near the intersection with Barben Ave.
2. The applicant must provide a copy of all correspondence and submittals to the NYS DOH for the Water Supply Permit.
3. A curb stop detail must be added to the plans.

Sanitary

1. The applicant must provide a copy of all correspondence and submittals to the NYS DEC for the Sanitary Sewer Permit.

2. The applicant must provide profiles for the proposed sanitary sewers and depict all utility crossings.
3. A sanitary cleanout detail must be added to the plans.
4. A detail showing the connection to the City's sanitary sewer system must be added to the plans.
5. The property owner must obtain a sanitary sewer permit prior to connection to the City's sewer system.

Drainage & Grading

1. The applicant must provide pre and post drainage calculations and drainage area maps.
2. The applicant must provide the final design, details, and calculations for the proposed Stormwater Management Pond.
3. A detail showing the connection to the City's storm sewer system must be added to the plans.
4. The property owner must obtain a storm sewer permit prior to connection to the City's sewer system.

Erosion and Sediment Control

1. The applicant must provide a stamped and signed copy of the Stormwater Pollution and Prevention Plan (SWPPP).
2. The applicant must provide a copy of all correspondence and submittals to NYS DEC for SPDES Permit.
3. Construction entrances shall be maintained in accordance with approved SWPPP & the contractor shall provide appropriate traffic control measures (flaggers, signs, etc.) along Jewell Drive.
4. A construction entrance detail must be provided.

Lighting: The proposed lighting plan for the nursing home includes 3 pole mounted light fixtures located along the internal drive. The photometric data provided shows that the lighting level in the parking area ranges from 0.5 to more than 2.5 foot-candles. The internal driveway has similar levels. Although it is not shown, it is assumed that there will be building mounted light fixtures on various parts of the buildings which will raise lighting levels around entrance and exit areas. Around the main entrance the lighting levels are only around 0.1 to 0.2 foot-candles.

The proposed lighting plan for the 5 two-unit dwellings consists of 4 pole mounted light fixtures located along the internal driveway along with 1 light pole along the extension of the main drive. For both portions of the development, the amount of light spillage onto neighboring properties has been kept under 0.5 foot-candles as required.

Landscaping: The proposed landscaping plan consists primarily of large maturing deciduous and coniferous trees scattered throughout the sites. The enriched living facility plan contains trees along Jewell Drive, along the internal drive and around the dumpster enclosure. The duplex plan shows trees primarily in the rear of the buildings, although a few are shown along the internal driveway.

In a Planned Development District landscaping is required at the discretion of the Planning Board and City Council. While the Planning Board's Landscaping and Buffer Zone Guidelines do not specifically address PDD's, there are a number of different landscaping options in the guidelines that are applicable.

The Guidelines recommend that a 15' wide landscaped strip be provided adjacent to all public and private rights-of-ways and streets. Grass areas more than 15' wide have been provided in these

areas and as is noted above, there are a few trees along the various drives but they are not consistently shown throughout the site. Large deciduous or coniferous trees spaced 40' on center should be provided along both sides of the enriched living facility internal drive, both sides of the internal drive that services the duplexes and along the extension of Jewell Drive. It is not necessary at this time to plant along Jewell Drive in the area of the future enriched living facility.

Where parking lots abut the landscaped strip along the street right-of-way, as is the case with the enriched living facility parking lot, the guidelines recommend planting beds for screening in addition to the shade trees. A landscaped berm may also be utilized to screen the parking lot.

Pedestrian Circulation: There are no sidewalks proposed along the east side of Jewell Drive, along the private extension of Jewell Drive or along the drive that services the duplex buildings. There are sidewalks shown along the edge of the main parking area for the enriched living facility but they just serve the facility and do not connect into a larger sidewalk system. Consideration should be given to adding sidewalks along the city street portion of Jewell Drive and the private extension of that street.

Emergency Access: The site plan for the enriched living facility shows a paved driving lane from Jewell Drive to the rear of the building near the loading area. After the loading area, the drive turns into a gravel road that is labeled for emergency access only. This gravel road then connects into an existing 15' gravel road that connects Kieff Drive with Jewell Drive. In order to provide adequate emergency access around the perimeter of the site, the Bureau of Code Enforcement will be requiring that a paved drive at least 20' wide be provided around the perimeter of the building. The proposed gravel road behind the building will have to be upgraded to asphalt and the 15' gravel drive on the north side of the building will have to be both widened to 20' and upgraded to asphalt.

An emergency access route, which is at least 20' wide and paved, from the end of Jewell Drive to Ives Street will also have to be provided.

The number and locations of fire hydrants will have to be approved by the Fire Department.

Other Comments: Final approval for this application will be given by the City Council after a recommendation from the Planning Board. Any proposed signage for the project will not be approved as part of the site plan submission. Any proposed signage will be handled as a separate matter through the Bureau of Code Enforcement.

Summary: The following lists several key issues that should be addressed:

1. The plans should be revised to show the correct location of the existing property lines, the utility easements within the Phase I and II developments and the end of the Jewell Drive right-of-way.
2. The applicant must provide a stamped and signed boundary and topographic survey map of the involved parcels.
3. The applicant will either have to shift the location of the duplex buildings or combine the two parcels in question to avoid building across a property line.
4. The applicant must depict land use, zoning, and tax parcel numbers on the site plan.
5. A detail for concrete sidewalks and asphalt pavement in City R.O.W. must be provided.
6. A detail for curb wipedown must be provided.
7. The curb cut fee on sheet C001 should be revised to \$75.

8. The applicant should revise the line style of the parking lot for the future enriched living facility if no curbing is proposed.
9. An 8" main must be looped from the end of the private section of Jewell Drive at Stone Circle to the 8" main on Ives Street near the intersection with Barben Ave.
10. The applicant must provide a copy of all correspondence and submittals to NYS DOH for the Water Supply Permit and a curb stop detail must be added to the plans.
11. The applicant must provide a copy of all correspondence and submittals to NYS DEC for the Sanitary Sewer Permit.
12. The applicant must provide profiles for the proposed sanitary sewers and depict all utility crossings and add a sanitary cleanout detail to the plans.
13. A detail showing the connection to the City's sanitary sewer system must be added to the plans.
14. The property owner must obtain a sanitary sewer permit prior to connection to the City's sewer system.
15. A detail showing the connection to the City's storm sewer system must be added to the plans.
16. The property owner must obtain a storm sewer permit prior to connection to the City's sewer system.
17. The applicant must provide pre and post drainage calculations and drainage area maps.
18. The applicant must provide the final design, details, and calculations for the proposed Stormwater Management Pond.
19. The applicant must provide a stamped and signed copy of the Stormwater Pollution and Prevention Plan (SWPPP).
20. Construction entrances shall be maintained in accordance with approved SWPPP & the contractor shall provide appropriate traffic control measures (flaggers, signs, etc.) along Jewell Drive.
21. The applicant must provide a copy of all correspondence and submittals to NYS DEC for SPDES Permit and a construction entrance detail must be provided.
22. Additional information should be provided to show that the lighting levels around the entrance and exit areas will be adequate.
23. Large deciduous or coniferous trees spaced 40' on center should be provided along both sides of the enriched living facility internal drive, both sides of the internal drive that services the duplexes and along the extension of Jewell Drive.
24. A planting bed and/or landscaped berm should be considered in the area between the proposed parking lots and the street right-of-way.
25. Consideration should be given to adding sidewalks along the city street portion of Jewell Drive and the private extension of that street.
26. To meet emergency access requirements, the proposed gravel road behind the building will have to be upgraded to asphalt and the 15' gravel drive on the north side of the building will have to be widened to 20' and upgraded to asphalt.
27. An emergency access route, which is at least 20' wide and paved, from the end of Jewell Drive to Ives Street will also have to be provided.
28. The number and locations of fire hydrants will have to be approved by the Fire Department.

cc: Planning Board Members Justin Wood, Civil Engineer II
 City Council Members Brian Drake, GYMO, P.C.
 Robert J. Slye, City Attorney